

# **EXHIBIT A**

**CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR**



# THE PARKS IN LA

Case No.: CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR  
Hearing Date: December 14, 2022

UPDATED : JUL 14, 2023



\*MURAL IMAGE IS REFERENCE ONLY.

Project Owner:  
CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

**EXHIBIT "A"**

Page No. 1 of 31

Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project:

THE PARKS IN LA (TPLA)

3433 8th St., Los Angeles, CA 90005

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Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project:

THE PARKS IN LA (TPLA)

3433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

Drawing No.:

05







MURAL ART  
(REFERENCE ONLY)

ART SCULPTURE  
(REFERENCE ONLY)

ACCENT CELING LIGHT

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Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project:

**THE PARKS IN LA** (TPLA)

3433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

Drawing No.:

**06**

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Project Owner:

**CHARLES PARK & ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011





PUBLIC ART SCULPTURE  
(REFERENCE ONLY)

MURAL ART  
(REFERENCE ONLY)

ACCENT CEILING LIGHT

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

**EXHIBIT "A"**

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Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project:

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3433 8th St., Los Angeles, CA 90005

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**07**







CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project:

**THE PARKS IN LA** (TPLA)

3433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

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**08**

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Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project:

THE PARKS IN LA (TPLA)

3433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

Drawing No:

09







SEATING AREA

SEATING AREA

ADDITIONAL VINE WALL

PARKI

Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project:

THE PARKS IN LA (TPLA)

433 8th St., Los Angeles, CA 90005

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ADDITIONAL WIDE GREEN WALL

ACCENT WALL IN PARKING GARAGE

ADDITIONAL GREEN WALL  
AT HOBART BLVD. SIDE

SEATING AREA

Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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3433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

Drawing No.:

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ADDITIONAL HIGH GREEN WALL

SEATING AREA

MURAL ART

Project Owner:

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2250 Maple Ave., Los Angeles, CA 90011

**EXHIBIT "A"**

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3433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

Drawing No:

13







— ADDITIONAL GREEN WALL

— SEATING AREA

— MURAL ART (REFERENCE ONLY)

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**THE PARKS IN LA** (TPLA)

3433 8th St., Los Angeles, CA 90005

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SCOPE OF WORK:	CONSTRUCTION OF 8-STORY MIXED-USE BUILDING OVER 2 LEVELS OF SUBTERRANEAN PARKING - 100% PRIVATELY FUNDED PROJECT		
ADDRESS	3433 8th St, LOS ANGELES, CA 90005		
ZONING	ZONE CHANGE FROM PB-1 & C2-1 TO C2-2		
TOTAL SITE AREA	63,118.5 SF (1.449 ACRES)	63,196.50 SF	(CALCULATED PER ZIMAS)
LEGAL LOT INFORMATION			
LOTS IN PB-1 ZONE INFORMATION			
LOT AREA	23333.9		
PIN NUMBER	132B193 510	132B193 535	
ADDRESS	749 S. HARVARD BLVD.	753 S. HARVARD BLVD.	
LOT AREA	6771.3	6771.1	
APN	5093-018-017	5093-018-018	
TRACT	WILSHIRE HAVRVARD...	WILSHIRE HAVRVARD...	
BLOCK	NONE	NONE	
LOT NUMBER	110	111	
PIN NUMBER	132B193 529	132B193 540	
ADDRESS	744 S. HOBART BLVD.	748 S. HOBART BLVD.	
LOT AREA	4519.2	5272.3	
APN	5093-018-007	5093-018-007	
TRACT	TR 2189	TR 2189	
BLOCK	NONE	NONE	
LOT NUMBER	200	201	
LOTS IN C2-1 ZONE INFORMATION			
LOT AREA	39862.6		
PIN NUMBER	132B193 554	132B193 569	132B193 595
ADDRESS	757 S. HARVARD BLVD.	763 S. HARVARD BLVD.	3433 W. 8th ST.
LOT AREA	6770.7	6770.5	5954
APN	5093-018-019	5093-018-020	5093-018-020
TRACT	WILSHIRE HAVRVARD HEIGHTS	WILSHIRE HAVRVARD HEIGHTS	WILSHIRE HAVRVARD HEIGHTS
BLOCK	NONE	NONE	NONE
LOT NUMBER	112	113	FR 114
PIN NUMBER	132B193 556	132B193 555	132B193 568
ADDRESS	NO ADDRESS	NO ADDRESS	3455 W. 8th ST.
LOT AREA	4016.8	2008.3	9537.5
APN	5093-018-008	5093-018-009	5093-018-008
TRACT	TR 2189	TR 2189	TR 2189
BLOCK	NONE	NONE	NONE
LOT NUMBER	201	201	FR 202
PIN NUMBER	132B193 567		
ADDRESS	3447 W. 8th ST.		
LOT AREA	4804.8		
APN	5093-018-009		
TRACT	TR 2189		
BLOCK	NONE		
LOT NUMBER	FR 202		

PROPOSED DEVELOPMENT TYPE	1. GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD OFFICE COMMERCIAL TO REGIONAL COMMERCIAL 2. ZONE CHANGE FROM PB TO C2 3. HEIGHT DISTRICT CHANGE FROM No. 1 TO No. 2 4. CONDITIONAL USE APPROVAL TO PERMIT THE OFF-SALE DISPENSING AND CONSUMPTION OF A FULL LINE OF ALCOHOLIC BEVERAGES WITHIN THE DEVELOPMENT SITE 5. SITE PLAN REVIEW 6. SLIGHT MODIFICATION OF LESS THAN 20% OF THE REAR YARD SETBACK AREA AND OPEN SPACE REQUIREMENT		
FAR ALLOWED (LAMC SEC.12.03 & 12.21.1)	6:1 (HEIGHT DISTRICT 2)	6.00 (F.A.R. FACTOR)	63,196.50 (BUILDABLE AREA)
MAX. FLOOR AREA ALLOWED	379,179.00 SF		
FAR & FLOOR AREA PROPOSED	FAR 4.64:1 & TOTAL 292,820.00 SF		
	COMMERCIAL AREA	RESIDENTIAL AREA	
	61,500.00	231,320.00	
HEIGHT ALLOWED (LAMC SEC.12.21.1)	NO HEIGHT/STORY LIMIT		
HEIGHT PROPOSED	"88'-6" TO TOP OF PARAPET "95'-0" TO TOP OF ROOF STRUCTURE		
DENSITY ALLOWED (LAMC SEC.12.21.A.18)	315.98 (BASE DENSITY)	63,196.50 (TOTAL LOT AREA)	200 (MINIMUM LOT AREA PER DWELLING UNIT-REGIONAL COMMERCIAL)
DENSITY PROPOSED	TOTAL 251 UNITS (INCLUDING 1 MARKET RATE MANAGER'S UNIT)		
	2ND FL.	4TH FL.	5TH FL.
LIVE/WORK	18	0	0 /FL
STUDIO	0	17	18
1-BED ROOM	0	17	24
2-BED ROOM	0	5	5
	* 3RD FLOOR - LOFT OF LIVE/WORK UNIT, (9,060 SF)		
	251		

VEHICLE PARKING... (LAMC SEC.12.21 A.4 & AB744)	RESIDENTIAL			
	UNIT TYPE	# OF UNITS	LAMC PARKING FACTOR	REQUIRED # OF PARKING STALLS
	LIVE/WORK	18	1	18
	STUDIO	95	1	95
	1 BEDROOM	113	1.5	169.5
	2 BEDROOM	25	2	50
	SUB TOTAL	251		332.5
	UNIT TYPE	# OF UNITS	PARKING FACTOR AFTER AB 744	REQUIRED # OF PARKING STALLS
	LIVE/WORK	18	.5	9
	STUDIO	95	.5	48
	1 BEDROOM	113	.5	57
	2 BEDROOM	25	1	25
	SUB TOTAL	251		139
	EV CHARGING SPACE (FUTURE EV CAPABLE)	42 (139X0.30=41.7) 30% OF REQUIRED OF RESIDENTIAL PARKINGS		
	EV CHARGING STATION	14 (139X0.10=13.9) 10% OF TOTAL # OF RESIDENTIAL PARKINGS		
	COMMERCIAL			
	TYPE	AREA	PARKING FACTOR	REQUIRED # OF PARKING STALLS
	COMMERCIAL -RETAIL & RESTAURANT	25,000 SF	1 / 500SF	50
	EXT. COVERED AREA	21,000 SF	1 / 500SF	42
	OFFICE	15,500 SF	1 / 500SF	31
	SUB TOTAL	61,500 SF		123
EV CHARGING SPACE (FUTURE EV CAPABLE)	37 (123X0.30=36.9) 30% OF REQUIRED OF COMMERCIAL PARKINGS			
EV CHARGING STATION	13 (123X0.10=12.3) 10% OF TOTAL # OF COMMERCIAL PARKINGS			
TOTAL REQUIRED VEHICLE PARKING STALLS				262
TOTAL REQUIRED EV CAPABLE PARKING STALLS				106
VEHICLE PARKING PROPOSED (RESIDENTIAL)	2ND BASEMENT LEVEL	1ST BASEMENT LEVEL	GROUND LEVEL	SUBTOTAL
STANDARD	75	0	0	75
EV CAPABLE PARKING	60	0	1	61
COMPACT	0	0	0	0
ACCESSIBLE	0	0	3	3
(EV ACCESSIBLE)			(1)	
SUB TOTAL	135	0	4	139
VEHICLE PARKING PROPOSED (COMMERCIAL)	2ND BASEMENT LEVEL	1ST BASEMENT LEVEL	GROUND LEVEL	SUBTOTAL
STANDARD	0	48	0	48
EV CAPABLE PARKING	0	55	8	63
COMPACT	0	29	0	29
ACCESSIBLE	0	0	5	5
(EV ACCESSIBLE)			(2)	
SUB TOTAL	0	132	13	145
TOTAL PROPOSED VEHICLE PARKING STALLS				284
BICYCLE PARKING REQUIREMENT	REQUIRED # OF LONG TERM BICYCLE PARKING (RESIDENTIAL) *251 units = (251/1)+(75*2/3)+(100/2)+(51/4)			138
	REQUIRED # OF LONG TERM BICYCLE PARKING (COMMERCIAL) *46,000 restaurants/retails & 15,500 office = (46,000/2,000)+(15,500/5,000)			27
	TOTAL REQUIRED # OF LONG TERM BICYCLE PARKING			165
	REQUIRED # OF SHORT TERM BICYCLE PARKING (RESIDENTIAL) *251 units = (251/10)+(75/15)+(100/20)+(51/40)			14
	REQUIRED # OF SHORT TERM BICYCLE PARKING (COMMERCIAL)			25
	TYPE	AREA	PARKING FACTOR	REQUIRED # OF PARKING STALLS
	COMMERCIAL (RESTAURANT/RETAIL)	46,000 SF	1 / 2,000SF	23
	OFFICE	15,500 SF	1 / 10,000SF	2
	TOTAL REQUIRED # OF SHORT TERM BICYCLE PARKING			39
BICYCLE PARKING PROPOSED	2ND BASEMENT LEVEL	1ST BASEMENT LEVEL	GROUND LEVEL	SUBTOTAL
LONG TERM	0	0	165	165
SHORT TERM	0	0	39	39

AFFORDABLE UNIT PROPOSED -TOTAL 29 UNITS	13 EXTREMELY LOW INCOME UNITS (5% OF TOTAL PROPOSED UNITS ( 12.55= 251 X 0.05)				
	16 VERY LOW INCOME UNITS (6% OF TOTAL PROPOSED UNITS ( 15.06= 251 X 0.06)				
	UNIT TYPE	# OF UNITS	PROPORTION		# OF AFF. UNIT
	LIVE/WORK	18	0.07	7%	2.03
	STUDIO	95	0.38	38%	11.02
	1-BED ROOM	113	0.45	45%	13.05
	2-BED ROOM	25	0.10	10%	2.9
	SUB TOTAL	251	1	100%	29

SETBACK REQUIREMENTS (LAMC SEC. 12.14 & 12.22, A 19)	NONE FOR COMMERCIAL USES		
	RESIDENTIAL AREA		
	REQUIRED	ALLOWABLE AFTER 20% REDUCTION	PROPOSED
FRONT YARD (8th ST.)	0 FEET	N/A	3'-0"
SIDE YARD (HARVARD BLVD & HOBART BLVD)	0 FEET	N/A	0'-0"
REAR YARD	20 FEET	15' + 1' OVER 3 STORY 8 STORY	16 FEET 16'-0"

OPEN SPACE REQUIREMENT (LAMC SEC.12.21.G)	UNIT TYPE	# OF UNITS	O.P. FACTOR	REQUIRED SF OF OPEN SPACE
	2 HABITABLE ROOMS - STUDIO/1BEDROOM UNIT	226	100	22,600 SF
	3 HABITABLE ROOMS - 1 BED + DEN/2 BEDROOM UNIT	25	125	3,125 SF
	TOTAL REQUIRED SF OF OPEN SPACE			25,725 SF
	AFTER 20% DECREASE PER SEC. 12.28			20,580 SF
OPEN SPACE PROPOSED	GROUND	2ND FL.	4TH FL.	TYP. (5TH - 8TH) FL.
PRIVATE AREA	-	900 SF	900 SF	3,800 SF
COMMON AREA - EXTERIOR	-	1,300 SF	9,000 SF	-
COMMON AREA - INTERIOR	-	-	4,800 SF	-
TOTAL	20,700 SF			
RECYCLING AREA (LAMC. SECT. 12.21.A.19.)	100 SF REQUIRED 100 SF PROPOSED			

LOT COVERAGE	AREA (SF)	PERCENTAGE PER SITE AREA (%)
BUILDING FOOTPRINT	59,630	94%
PAVING/HARDSCAPE	LEVEL	AREA
	GROUND	12,676
	2ND FLOOR	13,019
	4TH FLOOR	7,166
	TOTAL	32,861
LANDSCAPING	8,700	14%
GRADING	AMOUNT OF SOIL GRADED/EXCAVATED 56,105 CU.YD.	AMOUNT OF SOIL EXPORTED/HAULED 53,299 CU.YD.

PROGRAM AREA (SF)									
	SUB TOTAL	2ND BASEMENT	BASEMENT	GROUND FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	6TH-8TH FL.
PARKING	138,000.0 sq.ft.	58,000.0	58,000.0	22,000.0					
EXT. COMMUNAL AREA	4,500.0				4,500.0				
COMMERCIAL	25,000.0			18,000.0	7,000.0				
COVERED WALKING AREA	16,500.0			7,500.0	9,000.0				
CREATIVE OFFICE	15,500.0				15,500.0				
SUB TOTAL (COMMERCIAL)	61,500.0 sq.ft.								
RESIDENTIAL	187,620.0				9,060.0	9,060.0	28,500.0	34,500.0	35,500.0
LOBBY	6,000.0	1,500.0	1,500.0	3,000.0					
CORRIDOR	32,500.0						6,500.0	6,500.0	6,500.0
AMENITY	5,200.0						5,200.0		
SUB TOTAL (RESIDENTIAL)	231,320.0 sq.ft.								
EXT. OPEN SPACE	10,180.0						10,180.0		
TOTAL	430,820.0 sq.ft.	59,500.0	59,500.0	50,500.0	45,060.0	9,060.0	40,200.0	41,000.0	42,000.0

SHEET LIST	
A0.00	COVER SHEET
A0.01	PROJECT INFO
A0.02	PERSPECTIVE VIEW-1
A0.03	PERSPECTIVE VIEW-2
A0.04	PERSPECTIVE VIEW-3
A0.05	PERSPECTIVE VIEW-4
A0.06	PERSPECTIVE VIEW-5
A0.07	PERSPECTIVE VIEW-6
A0.08	PERSPECTIVE VIEW-7
A0.09	PERSPECTIVE VIEW-8
A0.10	PERSPECTIVE VIEW-9
A0.11	PERSPECTIVE VIEW-10
A0.12	SITE CONTEXT - SITE LOCATION
A0.13	SITE CONTEXT - SURROUNDING EXISTING CONTEXT
A0.14	SITE CONTEXT - SURROUNDING NEW DEVELOPMENT
A0.15	SITE CONTEXT ELEMENT
A0.16	RESIDENTIAL OPEN SPACE CALCULATIONS
C1	BOUNDARY SURVEY
C2	TOPOGRAPHIC SURVEY
D1.00	DEMOLITION PLAN
A1.01	SITE PLAN
A2.00	2ND BASEMENT PLAN
A2.01	BASEMENT PLAN
A2.02	GROUND FLOOR PLAN
A2.03	2ND FLOOR PLAN
A2.04	3RD FLOOR PLAN
A2.05	4TH FLOOR PLAN
A2.06	5TH FLOOR PLAN
A2.07	6TH - 8TH (TYP.) FLOOR PLAN
A2.10	ROOF PLAN
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A3.03	MATERIAL BOARD
A4.01	BUILDING SECTION
LP-00	CONCEPTUAL PLANTING LEGEND
LP-01	CONCEPTUAL LANDSCAPE PLAN GROUND FLOOR
LP-02	CONCEPTUAL LANDSCAPE PLAN 2ND FLOOR
LP-03	CONCEPTUAL LANDSCAPE PLAN 4TH FLOOR
LP-04	DESIGN INSPIRATION
LP-05	PLANT IMAGES



Project:

## THE PARKS IN L.A. (TPLA)

3433 8th St.  
Los Angeles, CA 90005

Project Owner:

## CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

Architect / Engineer Seal:

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NO	ISSUED	DATE
01	ENTITLEMENT	12/20/2018
02	REVISION PER PVP COMMENTS	12/18/2019
03	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011

Drawn By: TK, RL

Checked By: MC

Sheet Name:

PROJECT INFO

Sheet No:

# A0.01

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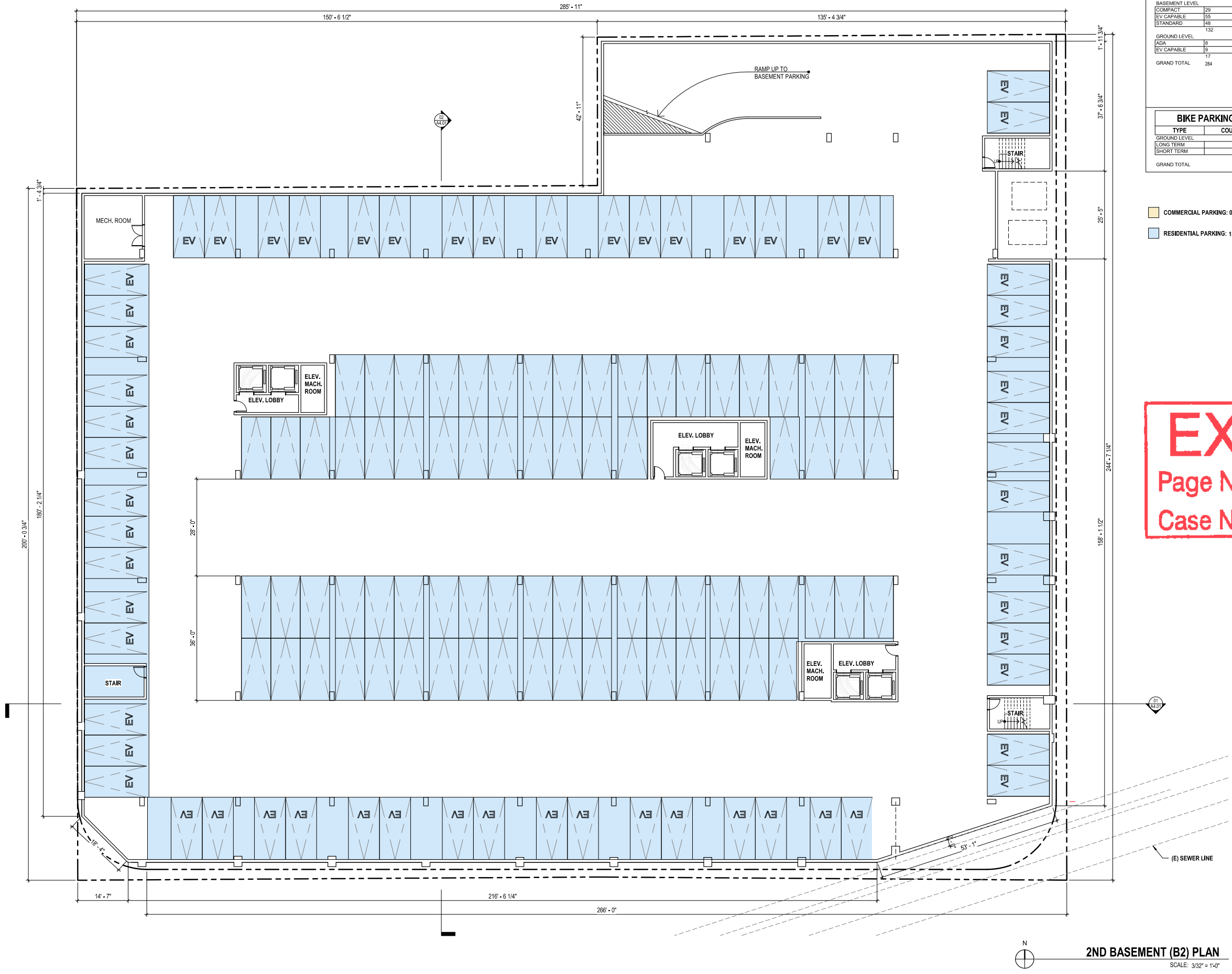
ENTITLEMENT SET

EXHIBIT "A"

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PARKING	
TYPE	COUNT
2ND BASEMENT LEVEL	
EV CAPABLE	160
STANDARD	75
BASEMENT LEVEL	
COMPACT	29
EV CAPABLE	55
STANDARD	48
GROUND LEVEL	
ADA	8
EV CAPABLE	9
GRAND TOTAL	284

BIKE PARKING	
TYPE	COUNT
GROUND LEVEL	
LONG TERM	160
SHORT TERM	50
GRAND TOTAL	
204	

COMMERCIAL PARKING: 0  
RESIDENTIAL PARKING: 135

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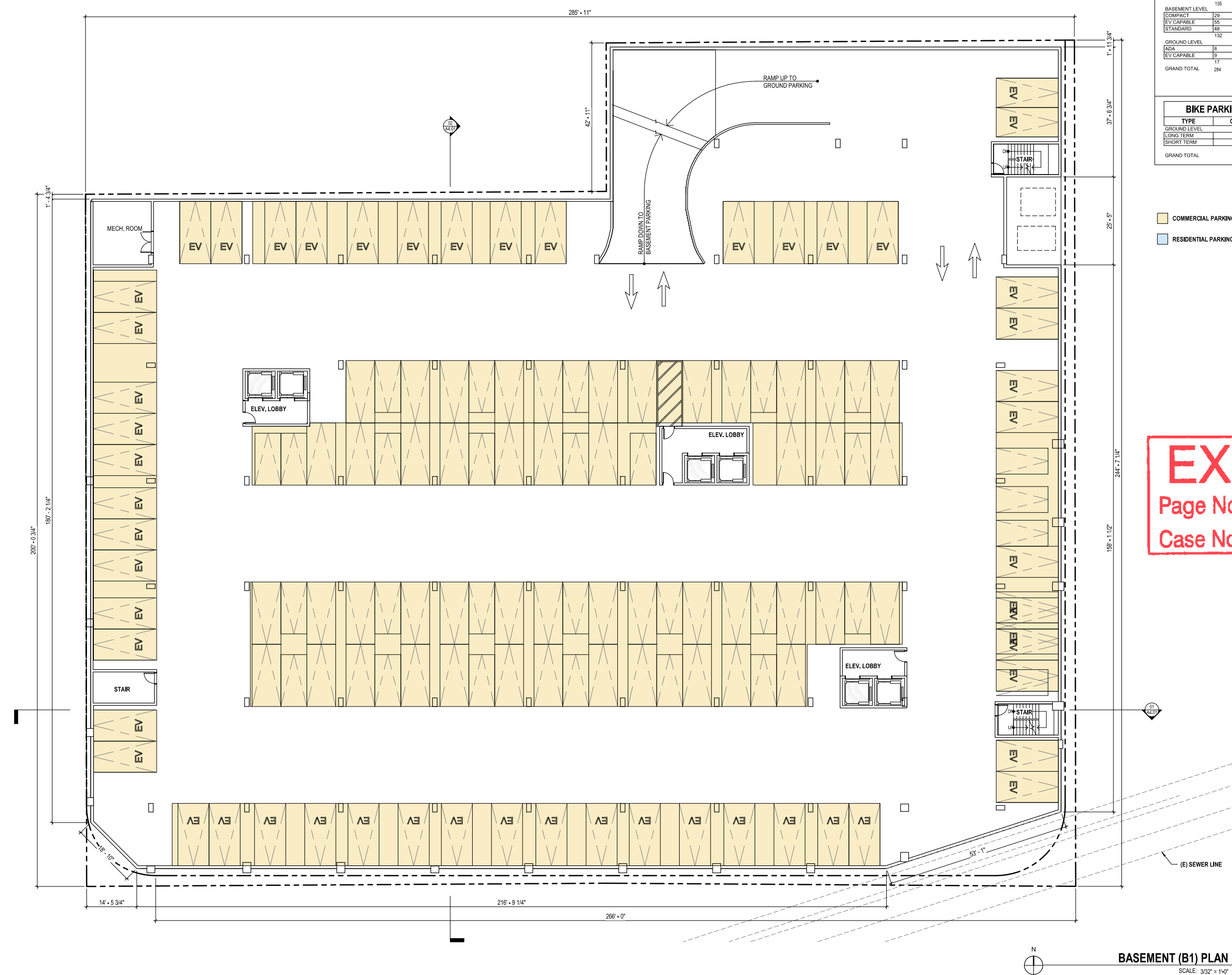
Project No: 18011  
Drawn By: TK, RL  
Checked By: MC  
Sheet Name:

2ND BASEMENT PLAN

Sheet No: **A2.00**

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PARKING	
TYPE	COUNT
2ND BASEMENT LEVEL	
EV CAPABLE	60
STANDARD	75
BASEMENT LEVEL	
COMPACT	29
EV CAPABLE	55
STANDARD	48
GROUND LEVEL	
ADA	8
EV CAPABLE	9
GRAND TOTAL	284

BIKE PARKING	
TYPE	COUNT
GROUND LEVEL	
LONG TERM	165
SHORT TERM	39
GRAND TOTAL	204

COMMERCIAL PARKING: 132  
RESIDENTIAL PARKING: 0

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Sheet Name:

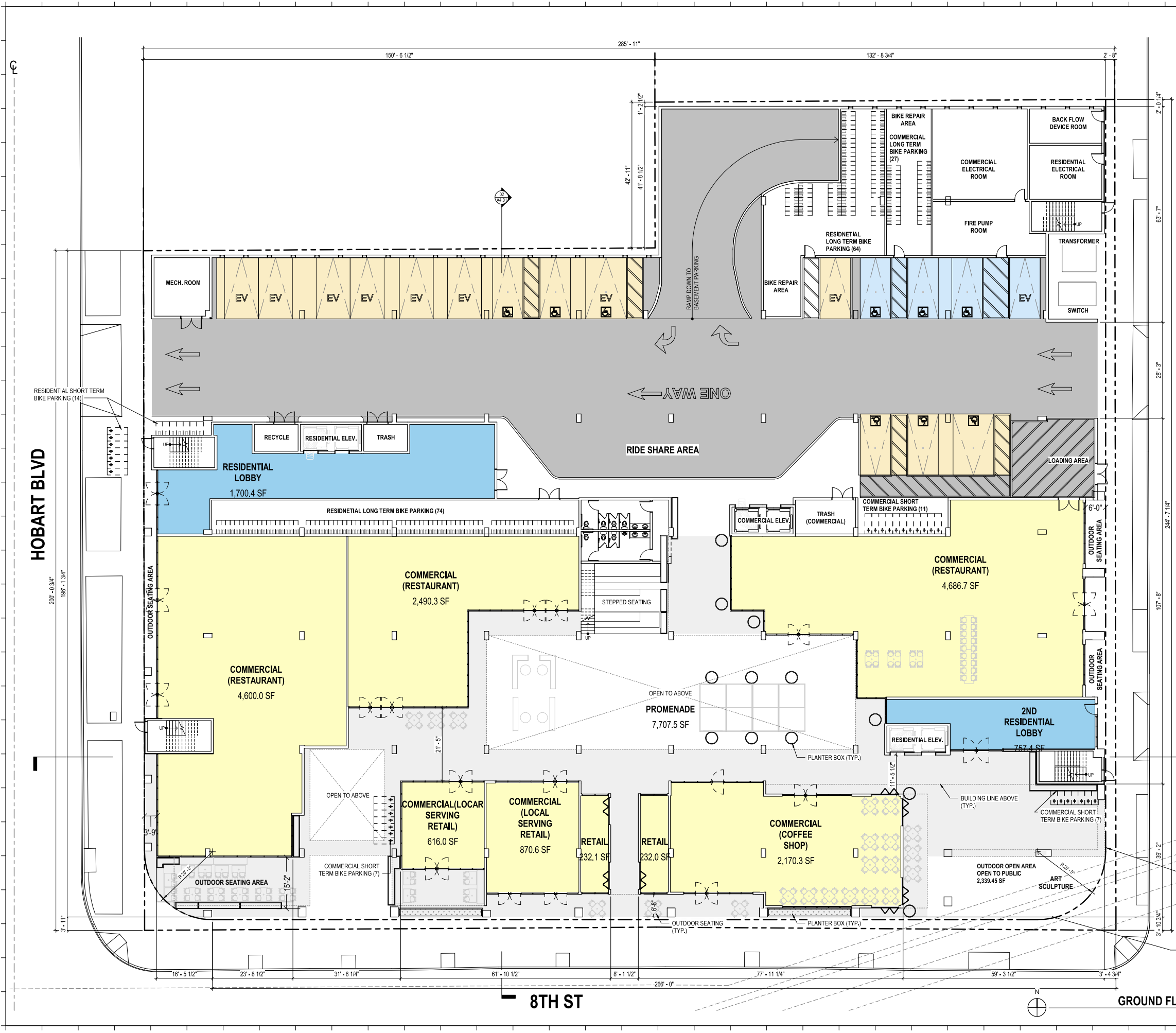
**BASEMENT PLAN**

Sheet No: **A2.01**

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ENTITLEMENT SET





PARKING	
TYPE	COUNT
2ND BASEMENT LEVEL	
EV CAPABLE	59
STANDARD	75
BASEMENT LEVEL	
COMPACT	29
EV CAPABLE	55
STANDARD	48
GROUND LEVEL	
ADA	8
EV CAPABLE	9
STANDARD	17
GRAND TOTAL	283

BIKE PARKING	
TYPE	COUNT
GROUND LEVEL	
LONG TERM	165
SHORT TERM	39
GRAND TOTAL	204

- COMMERCIAL PARKING: 13
- RESIDENTIAL PARKING: 4
- RESIDENTIAL LOBBY (3,000 SF)
- COMMERCIAL AREA (18,000 SF)
- COVERED WALKING AREA (7,500 SF)  
-SEATING AREA (10% OF 7,500SF & MAX. 50% OF DINING AREA)

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Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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NO	ISSUED	DATE
01	ENTITLEMENT	12/20/2018
02	REVISION PER PVP COMMENTS	12/18/2019
03	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011  
Drawn By: TK, RL  
Checked By: MC  
Sheet Name:

GROUND FLOOR PLAN

Sheet No:

**A2.02**

9/12/2022 11:45:55 AM

GROUND FLOOR PLAN **01**  
SCALE: 3/32" = 1'-0"

ENTITLEMENT SET



Project:

THE PARKS IN  
L.A. (TPLA)

3433 8th St.  
Los Angeles, CA 90005

Project Owner:

CHARLES PARK &  
ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

- RESIDENTIAL AREA (9,060 SF)
- COMMERCIAL AREA (22,500 SF)
- COVERED WALKING AREA (9,000 SF)
- EXTERIOR COMMUNAL AREA (4,500 SF)

EXHIBIT "A"

Page No. 16 of 31

Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect: Longwood Urban

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Project No: 18011

Drawn By: TK, RL

Checked By: MC

Sheet Name:

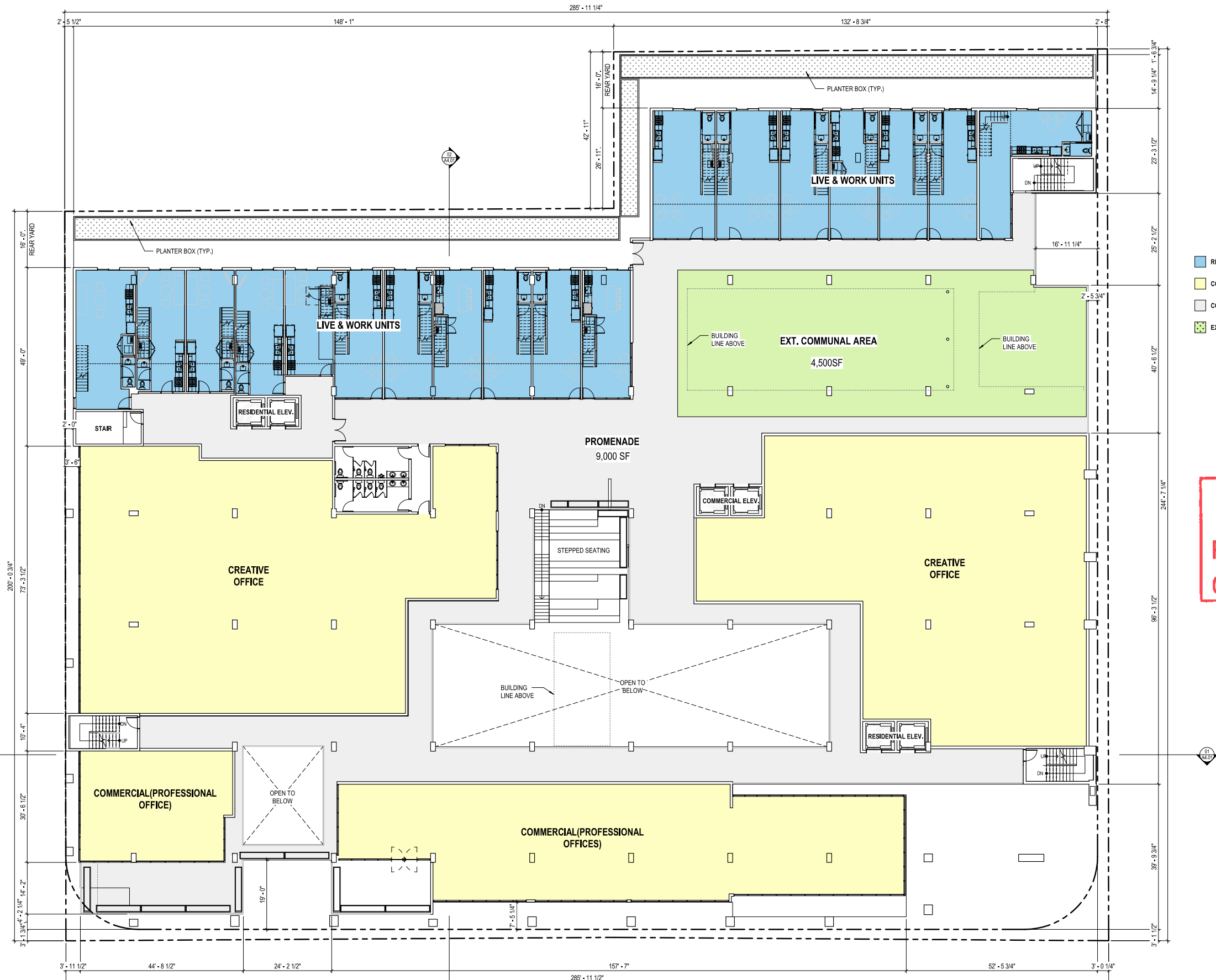
2ND FLOOR PLAN

Sheet No:

A2.03

4/22/2021 11:36:44 AM

ENTITLEMENT SET



2ND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

01





## THE PARKS IN L.A. (TPLA)

3433 8th St.  
Los Angeles, CA 90005

CHARLES PARK &  
ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

 **RESIDENTIAL AREA (9,060 SF)**

## EXHIBIT "A"

Page No. 17 of 31

**Case No.** CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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Project No: 18011

Drawn By: TK, RL

Checked By: MC

Sheet Name:

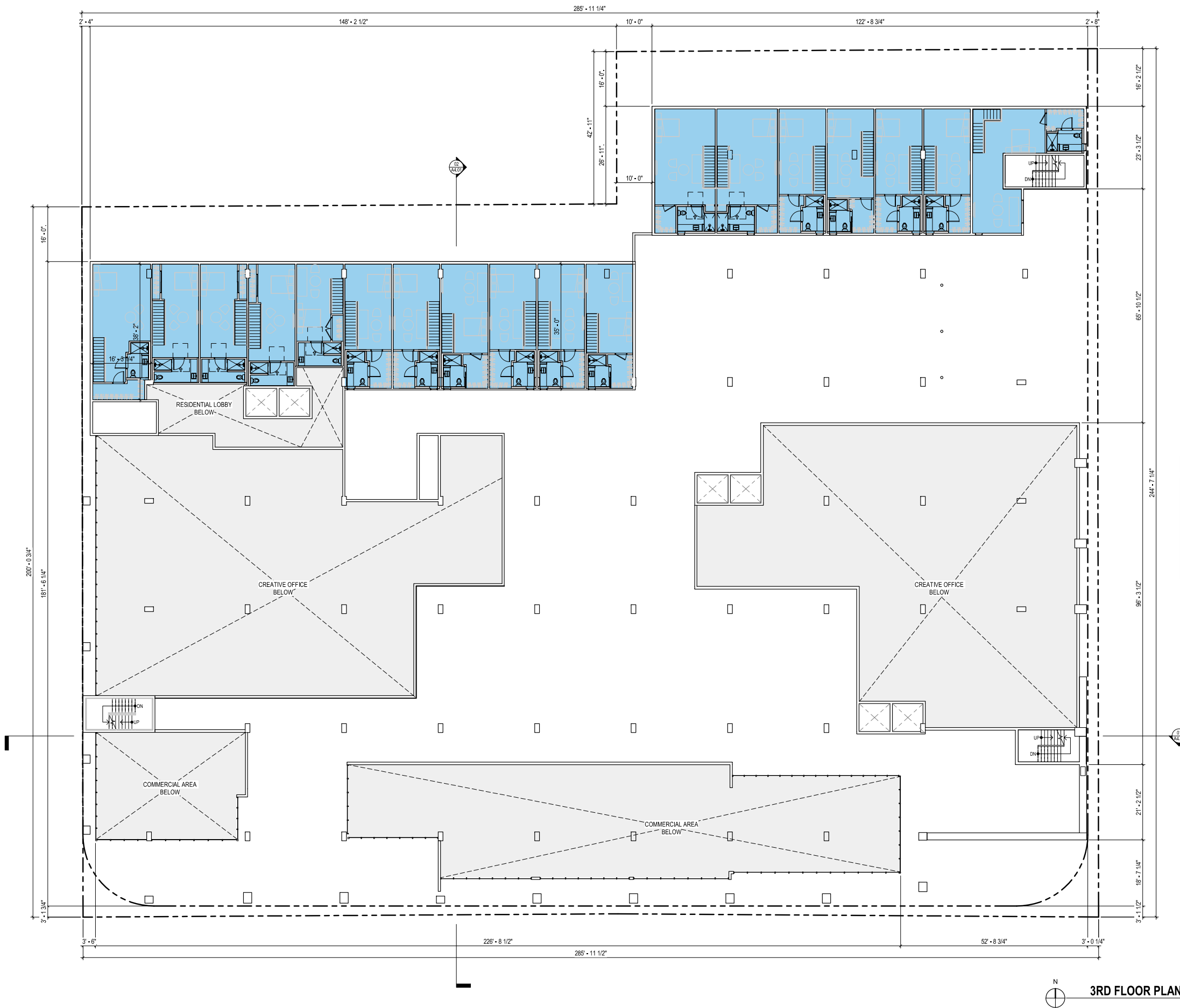
### 3RD FLOOR PLAN

Sheet No:

## A2.04

4/22/2021 11:37:17 AM

ENTITLEMENT SET







- RESIDENTIAL AREA (28,500 SF)
- CORRIDOR (6,500 SF)
- AMENITY AREA (5,200 SF)
- EXTERIOR OPEN SPACE (10,180 SF)

**EXHIBIT "A"**  
Page No. 18 of 31  
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

**THE PARKS IN  
L.A. (TPLA)**

3433 8th St.  
Los Angeles, CA 90005

Project Owner:  
**CHARLES PARK &  
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

Architect / Engineer Seal:

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Project No: 18011

Drawn By: TK, RL

Checked By: MC

Sheet Name:

4TH FLOOR PLAN

Sheet No:

**A2.05**

4/22/2021 11:38:12 AM

**4TH FLOOR PLAN**  
SCALE: 3/32" = 1'-0"  
**01**

ENTITLEMENT SET





Project:

3433 8th St.  
Los Angeles, CA 90005

*Project Owner:*

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

**EXHIBIT "A"**  
Page No. 19 of 31  
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

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Project No: 18011

Drawn By: TK, RL

Checked By: MC

Sheet Name:

### 5TH FLOOR PLAN

Sheet No:

## A2.06

4/22/2021 11:39:18 AM

ENTITLEMENT SET







RESIDENTIAL AREA (35,500 SF)  
CORRIDOR (6,500 SF)

EXHIBIT "A"  
Page No. 20 of 31  
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

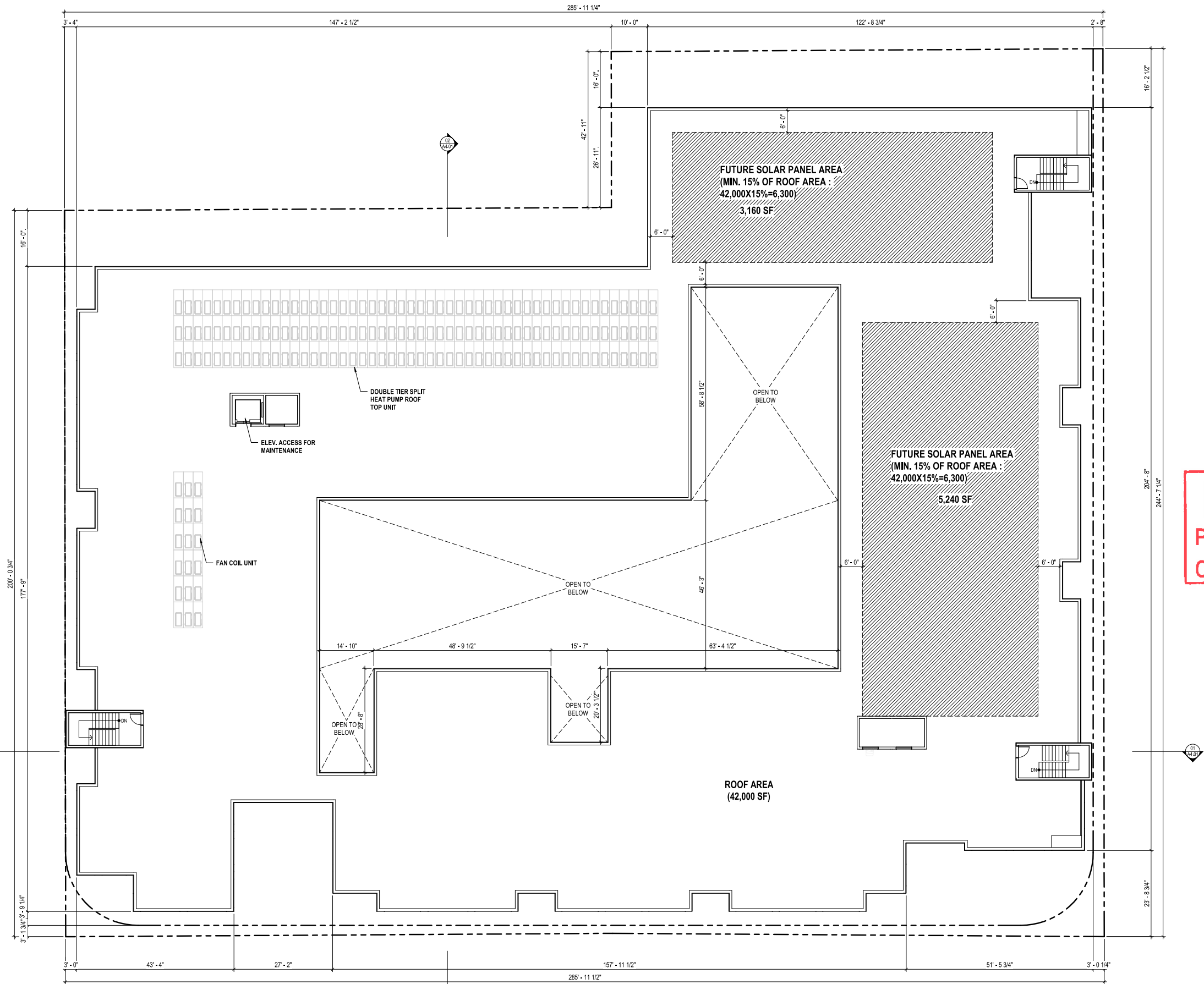
Project:  
**THE PARKS IN L.A. (TPLA)**  
3433 8th St.  
Los Angeles, CA 90005  
Project Owner:  
**CHARLES PARK & ASSOCIATES, LLC**  
2250 Maple Ave., Los Angeles, CA 90011  
Engineer:

Architect / Engineer Seal:

NO	ISSUED	DATE
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03	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011  
Drawn By: TK, RL  
Checked By: MC  
Sheet Name:





ROOF PLAN  
SCALE: 3/32" = 1'-0"

01

CORBeL  
architects

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3450 Wilshire Blvd Suite 1000  
Los Angeles, California 90010  
T: 1 213 739-9902  
F: 1 213 739-9906

Project:

THE PARKS IN  
L.A. (TPLA)

3433 8th St.  
Los Angeles, CA 90005

Project Owner:

CHARLES PARK &  
ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

EXHIBIT "A"

Page No. 21 of 31

Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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Project No: 18011

Drawn By: TK, RL

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Sheet Name:

ROOF PLAN

Sheet No:

A2.10

4/22/2021 11:40:28 AM

ENTITLEMENT SET



Project:

**THE PARKS IN  
L.A. (TPLA)**

3433 8th St.  
Los Angeles, CA 90005

Project Owner:

**CHARLES PARK &  
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

**SOUTH ELEVATION (8TH ST.)**

SCALE: 3/32" = 1'-0"

**02**

**EXHIBIT "A"**

Page No. 22 of 31

Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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NO	ISSUED	DATE
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03	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011

Drawn By: TK, RL

Checked By: MC

Sheet Name:

ELEVATIONS

Sheet No:

**A3.01**

4/22/2021 11:40:36 AM

ENTITLEMENT SET

**EAST ELEVATION (S HARVARD BLVD.)**

SCALE: 3/32" = 1'-0"

**01**



**Project:**

## THE PARKS IN L.A. (TPLA)

3433 8th St.  
Los Angeles, CA 90005

*Project Owner:*

CHARLES PARK &  
ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer:



**WEST ELEVATION (HOBART BLVD.)** **02**  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION** **01**  
SCALE: 3/32" = 1'-0"

## EXHIBIT "A"

Page No. 23 of 31

**Case No.** CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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Project No: 18011

Drawn By: TK, RL

Checked By: MC

Sheet Name:

## ELEVATIONS

Sheet No:

## A3.02

4/22/2021 11:40:44 AM

ENTITLEMENT SET



Project:

THE PARKS IN  
L.A. (TPLA)

3433 8th St.  
Los Angeles, CA 90005

Project Owner:

CHARLES PARK &  
ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

EXHIBIT "A"

Page No. 24 of 31

Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect: L.A. (TPLA)

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Project No: 18011

Drawn By: TK, RL

Checked By: MC

Sheet Name:

MATERIAL BOARD

Sheet No:

A3.03

4/22/2021 11:40:45 AM



1 STAINED  
WOOD SIDING



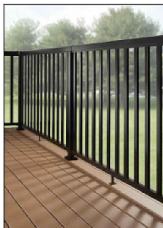
2 HARDIE BOARD  
CEMENT SIDING



3 ALUMINIUM FRAME  
WINDOWS



4 GLASS RAIL



5 METAL RAIL



6 FIBER  
CEMENT BOARD  
COLOR DARK GREY



7 CEMENT PLASTER  
(STUCCO)



8 METAL CANOPY



9 EXPOSED  
CONCRETE



NORTH ELEVATION

C



SOUTH ELEVATION (W.8TH ST.)

A



EAST ELEVATION (S.HARVARD BLVD.)

D



WEST ELEVATION (HOBART BLVD.)

B

ENTITLEMENT SET



Project

## THE PARKS IN L.A. (TPLA)

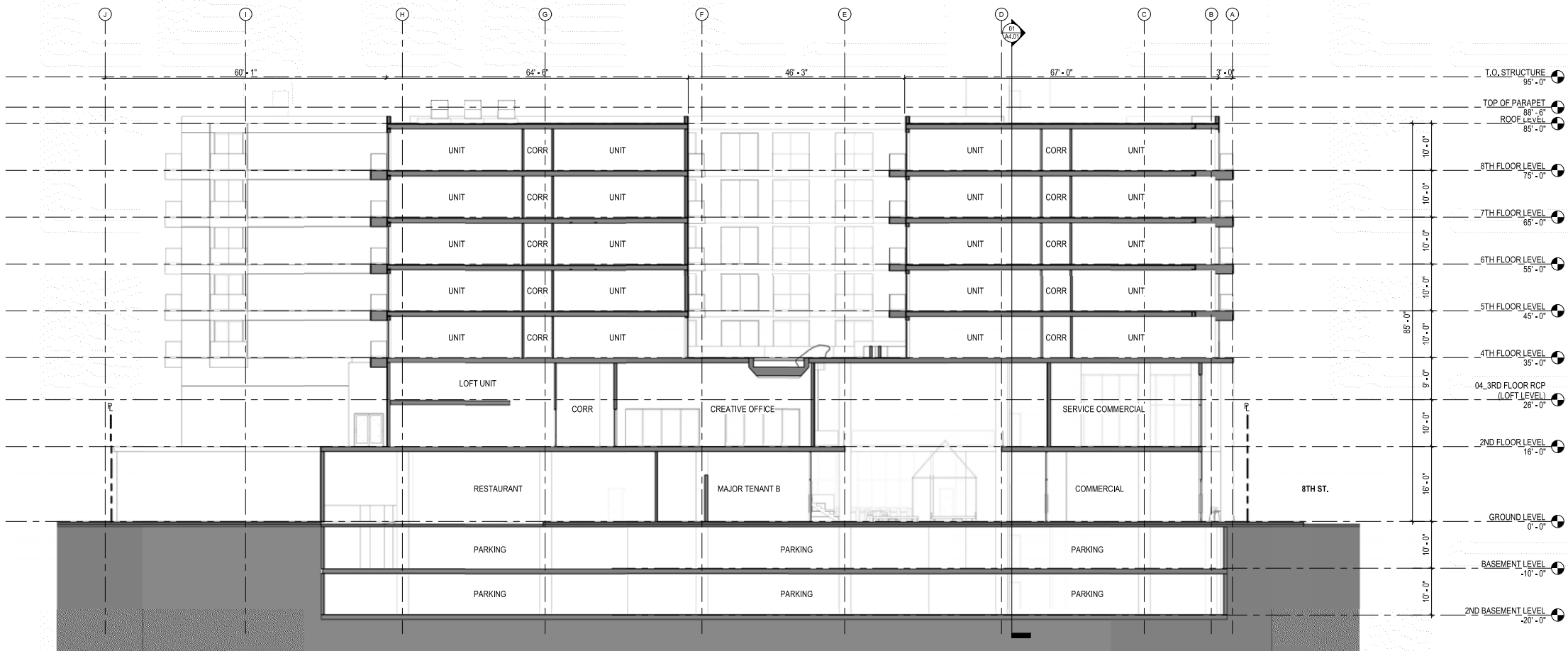
3433 8th St.  
Los Angeles, CA 90005

Project Owner:

CHARLES PARK &  
ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

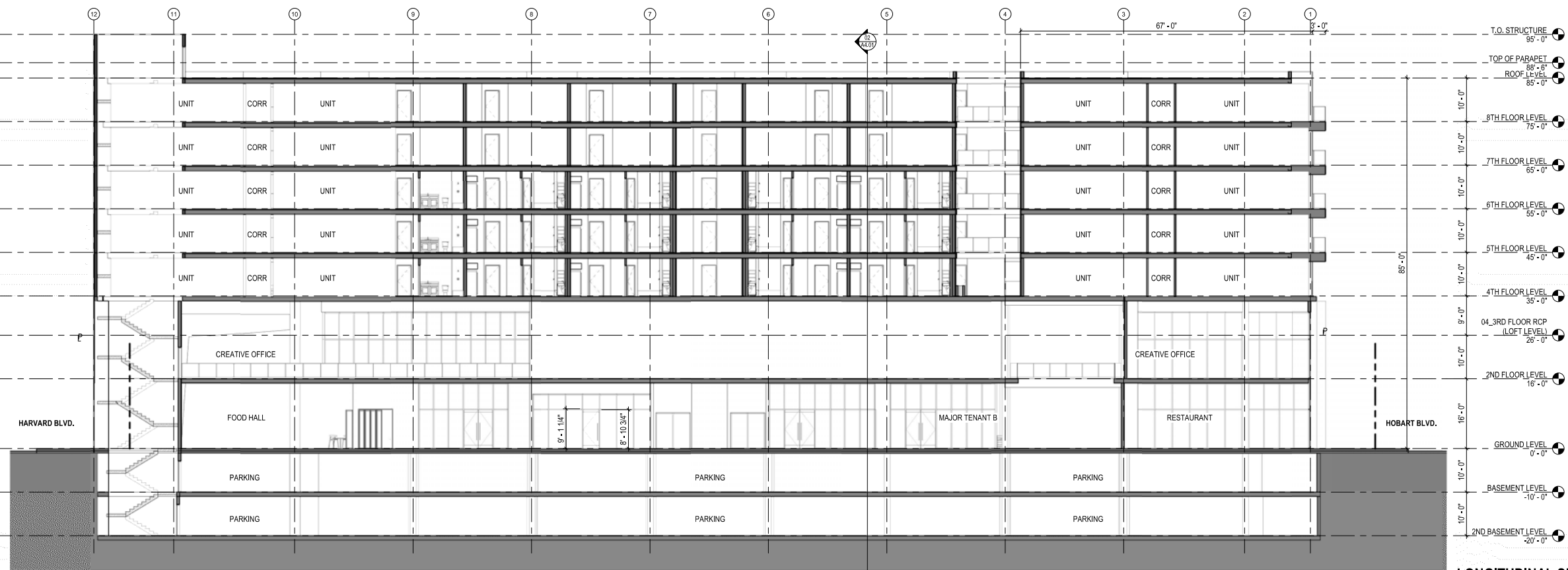
Engineer:



TRANSVERSE SECTION

SCALE: 3/32" = 1'-0"

02



LONGITUDINAL SECTION

SCALE: 3/32" = 1'-0"

01

EXHIBIT "A"

Page No. 25 of 31

Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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Project No: 18011

Drawn By: TK, RL

Checked By: MC

Sheet Name:

BUILDING SECTION

Sheet No:

A4.01

4/22/2021 11:40:54 AM

ENTITLEMENT SET



PLANTING LEGEND

STREET

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS	PLANT FACTOR	NOTE
	6	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	M	0.4	STANDARD
	494	CEANOTHUS 'YANKEE POINT'	CALIFORNIA LILAC	1 GAL	L	0.2	
		EXISTING TREE TO REMAIN					

GROUND

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS	PLANT FACTOR	NOTE
	3	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	48" BOX	M	0.4	MULTI TRUNK SPECIMEN
	1	CERCIS OCCIDENTALIS	WESTERN REDBUD	48" BOX	L	0.2	MULTI TRUNK
	1	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	48" BOX	VL	0.1	STANDARD
	37	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	5 GAL	L	0.2	
	11	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	L	0.2	
	9	CLEMATIS ARMANDII 'APPLE BLOSSOM'	APPLE BLOSSOM CLEMATIS	5 GAL	M	0.4	
	108	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M	0.4	
	80	DUDLEYA GREENEII 'WHITE SPRITE'	WHITE SPRITE DUDLEYA	FLATS	VL	0.1	

PLANT MIX TYPE I

	80	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	L	0.2	
	10	FURCRAEA FOETIDA 'MEDIOPICTA'	FURCRAEA	15 GAL	L	0.2	
	80	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L	0.2	
	60	SANSEVIERIA TRIFASCIATA 'BLACK CORAL'	BLACK MOTHER-IN-LAW'S TONGUE	1 GAL	L	0.2	
	60	SANSEVIERIA TRIFASCIATA 'MOONSHINE'	SILVER SNAKEPLANT	1 GAL	L	0.2	
	10	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	M	0.4	

PLANT MIX TYPE III

	60	CHLOROPHYTUM COMOSUM	SPIDER PLANT	1 GAL	M	0.4	
	180	CODIAEUM VARIEGATUM	GARDEN CROTON	1 GAL	M	0.4	
	180	DISCHIDIA NUMMULARIA	STRING OF NICKLE	1 GAL	M	0.4	
	18	DRACAENA MARGINATA	DRAGON TREE	15 GAL	M	0.4	
	80	SPATHIPHYLUM 'LITTLE ANGEL'	PEACE LILY	5 GAL	M	0.4	

PLANTING NOTES

- THERE ARE NO PROTECTED TREES IN THE PROPERTY.
- FOR PROJECT THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GNR 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES FOR SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- COMPOST SHALL BE CLASS I OR CLASS II PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO) IN A MAJORITY IN ALL LANDSCAPED AREAS.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- FILL SHRUBS AND GRASSES IN ALL PLANTERS FROM EDGE TO EDGE WITHOUT VOID PER PLANT SPACING NOTED IN THE PLANT LEGEND.
- OVER 75% OF PLANTS ARE LESS THAN WUCOLS PLANT FACTOR OF 0.3.
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

IRRIGATION NOTES

ALL PLANTING AREA SHALL BE IRRIGATED BY DRIP SYSTEM AND OTHER AUTOMATIC WATER SAVING EQUIPMENTS AND SMART CONTROLLER.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.





APPLICANT

DATE

LANDSCAPE CALCULATION

TOTAL LOT AREA	63,196.55 S.F.
TOTAL OPEN SPACE REQUIRED	20,580 S.F.
TOTAL COMMON OPEN SPACE PROVIDED	10,300 S.F.
TOTAL LANDSCAPE AREA REQUIRED (25% OF EXTERIOR COMMON OPEN SPACE)	2,575 S.F.
LANDSCAPE AREA PROVIDED	
STREET	608 S.F.
GROUND	1,472 S.F.
2ND FLOOR	3,802 S.F.
4TH FLOOR	3,426 S.F.
TOTAL LANDSCAPE AREA PROVIDED	9,308 S.F.
NUMBER OF UNITS	251
TREES REQUIRED (1 TREE PER 4 UNITS)	63
TOTAL TREES PROVIDED	63
STREET	6
GROUND	5
SECOND FLOOR	28
FOURTH FLOOR	24

SECOND FLOOR

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS	PLANT FACTOR	NOTE
	13	CAMELLIA JAPONICA 'PEARL MAXWELL'	PEARL MAXWELL CAMELLIA	24" BOX	L	0.2	TREE FORM
	7	CAMELLIA JAPONICA 'ALBA PLENA'	ALBA PLENA CAMELLIA	24" BOX	L	0.2	TREE FORM
	8	LAURUS NOBILIS	SWEET BAY	24" BOX	L	0.2	STANDARD
	80	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	L	0.2	
	120	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	5 GAL	L	0.2	
	180	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	L	0.2	
	240	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L	0.2	

PLANT MIX TYPE II

	60	CHLOROPHYTUM COMOSUM	SPIDER PLANT	1 GAL	M	0.4	
	180	CODIAEUM VARIEGATUM	GARDEN CROTON	1 GAL	M	0.4	
	180	DISCHIDIA NUMMULARIA	STRING OF NICKLE	1 GAL	M	0.4	
	18	DRACAENA MARGINATA	DRAGON TREE	15 GAL	M	0.4	
	80	SPATHIPHYLUM 'LITTLE ANGEL'	PEACE LILY	5 GAL	M	0.4	





PLANT MIX TYPE III

	25	BOUGAINVILLEA GLABRA 'YANIS DELIGHT'	YANIS DELIGHT BOUGAINVILLEA	1 GAL	L	0.2	
	150	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GAL	L	0.2	
	25	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	LILAC VINE	1 GAL	L	0.2	
	25	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	FLATS	L	0.2	







PLANT MIX TYPE IV

	80	PITOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUU	15 GAL	M	0.4	
	80	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L	0.2	
	80	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	0.2	

FOURTH FLOOR

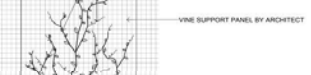
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS	PLANT FACTOR	NOTE
	5	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	48" BOX	M	0.4	MULTI TRUNK SPECIMEN
	10	LARGERSTROEMIA INDICA 'FAR EAST'	CRAPE MYRTLE	24" BOX	L	0.2	MULTI TRUNK
	9	LAURUS NOBILIS	SWEET BAY	24" BOX	L	0.2	STANDARD
	17	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	10' BTH	L	0.2	

PLANT MIX TYPE IV

	80	BOUGAINVILLEA GLABRA 'YANIS DELIGHT'	YANIS DELIGHT BOUGAINVILLEA	1 GAL	L	0.2	
	450	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GAL	L	0.2	
	20	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	LILAC VINE	1 GAL	L	0.2	
	280	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	FLATS	L	0.2	
	20	PITOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUU	15 GAL	M	0.4	
	450	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L	0.2	
	80	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	0.2	

PLANT MIX TYPE V

	44	JASMINUM POLYANTHUM	WHITE JASMINE	5 GAL	M	0.4	
	36	LONICERA JAPONICA	HONEYSUCKLE	5 GAL	L	0.2	



CORBeL architects

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3450 Wilshire Blvd Suite 1000  
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T: 1 213 739-9902  
F: 1 213 739-9906

Project:

THE PARKS IN L.A. (TPLA)

3433 8th St.  
Los Angeles, CA 90005

Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

LANDSCAPE ARCHITECT:



Yunsoo Kim Design, Inc.

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NO	ISSUED	DATE
01	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011

Drawn By: YKD

Checked By:

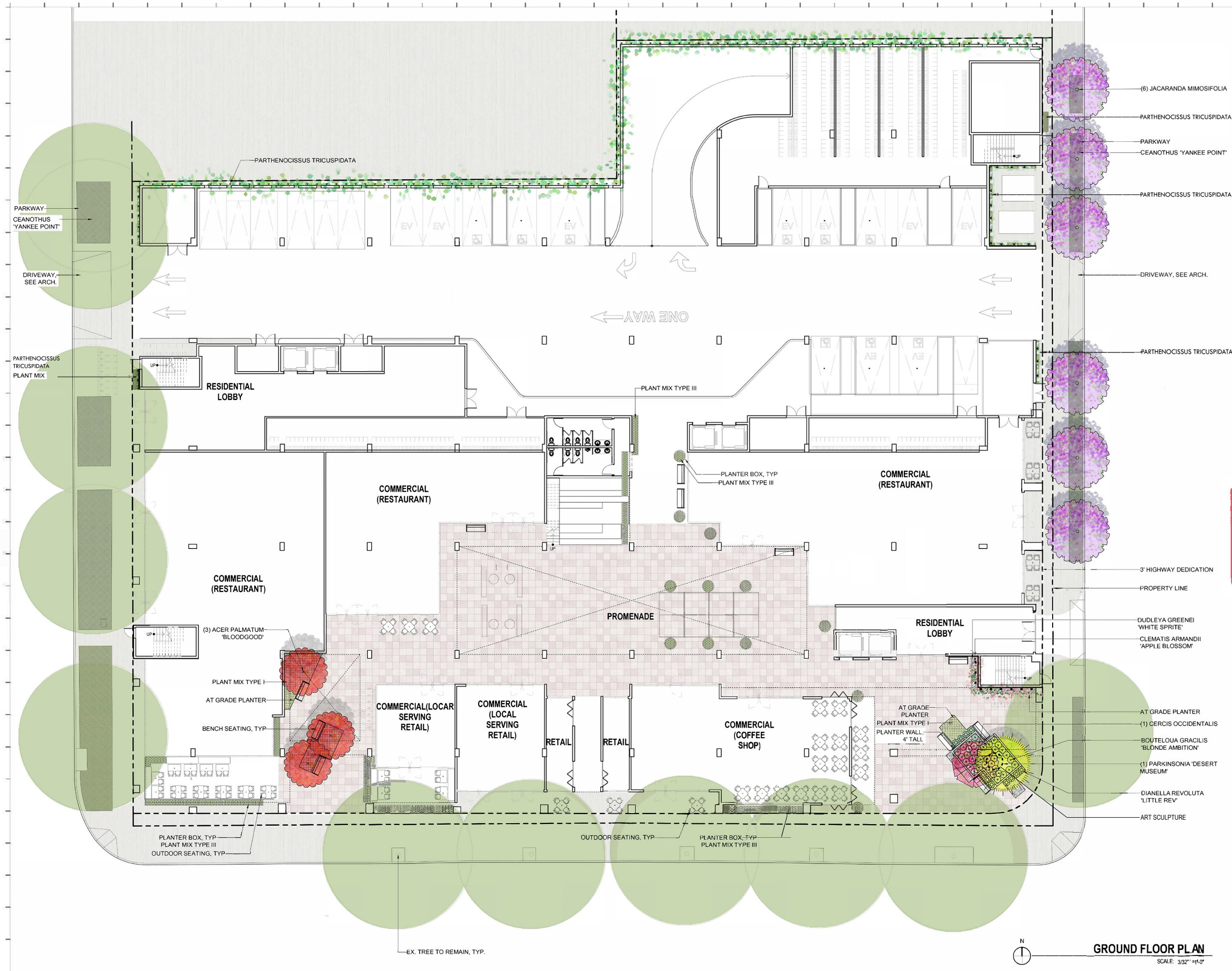
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CONCEPTUAL PLANTING LEGEND

Sheet No: LP-00

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01	REVISION PER PVP COMMENTS	06/30/2023

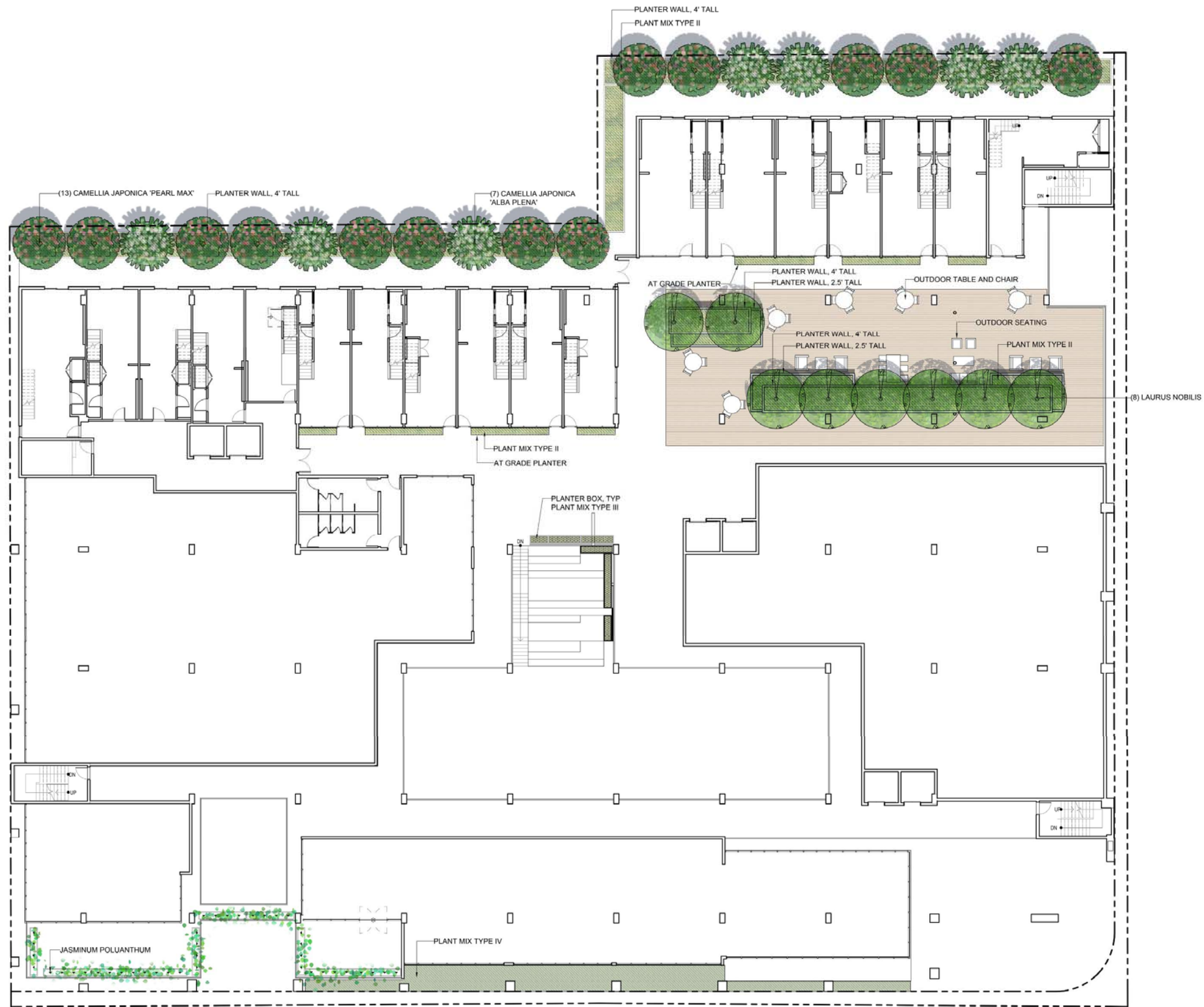
Project No: **18011**  
Drawn By: **YKD**  
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Sheet Name:  
**CONCEPTUAL LANDSCAPE PLAN  
GROUND FLOOR**

Sheet No: **LP-01**

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Project:

**THE PARKS IN  
L.A. (TPLA)**

3433 8th St.  
Los Angeles, CA 90005

Project Owner:

**CHARLES PARK &  
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

LANDSCAPE ARCHITECT:

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LANDSCAPE ARCHITECT SEAL:

**YUNSOO KIM**  
LANDSCAPE ARCHITECT  
STATE OF CALIFORNIA

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Project No: 18011

Drawn By: YKD

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Sheet Name:

**CONCEPTUAL  
LANDSCAPE PLAN  
2ND FLOOR**

Sheet No: **LP-02**

ENTITLEMENT SET

**2ND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"





Project:

**THE PARKS IN  
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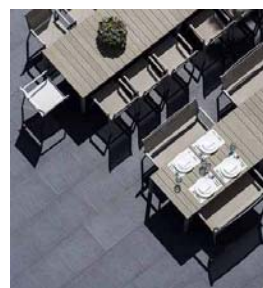
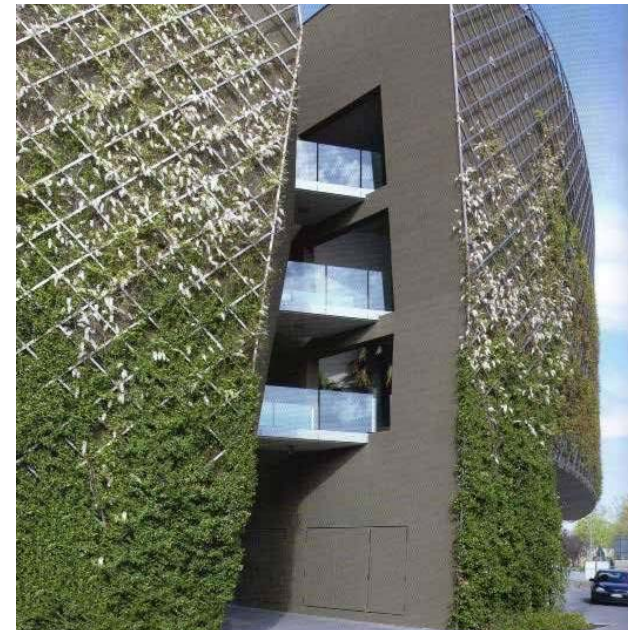
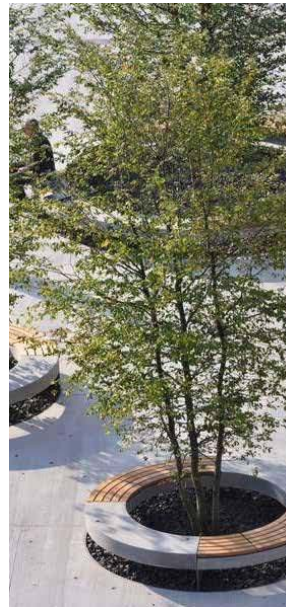
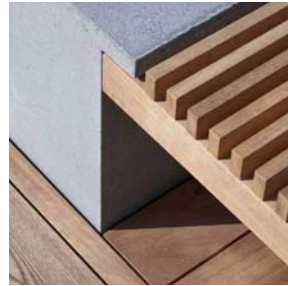
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Project No: 18011  
Drawn By: YKD  
Checked By:    
Sheet Name: CONCEPTUAL LANDSCAPE PLAN 4TH FLOOR  
Sheet No: LP-03

ENTITLEMENT SET



## An aerial photograph of a park area. The ground is covered in a pattern of alternating light and dark diagonal stripes. Several young trees with green foliage are planted in circular mulch beds. A person is sitting on a bench in the center, and another person is sitting on a bench in the lower right. The overall scene is bright and sunny, with shadows cast by the trees and the person on the bench.



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LANDSCAPE ARCHITECT:



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**DESIGN  
INSPIRATION**

Sheet No: **LP-04**

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TREES AND SHRUBS



*Acer palmatum* 'Blood Good'  
Japanese Maple



*Camellia japonica* 'Pearl Maxwell'  
Pearl Maxwell Camellia



*Camellia japonica* 'Alba Plena'  
Alba Plena Camellia



*Cercis occidentalis*  
Western Redbud



*Jacaranda mimosifolium*  
Jacaranda



*Laurus nobilis*  
Sweet Bay



*Lagerstroemia indica* 'Far East'  
Far East Crape Myrtle



*Parkinsonia* 'Desert Museum'  
Palo Verde



*Washingtonia filifera*  
California Fan Palm

SHRUBS, GROUNDCOVER, AND VINES



*Bouteloua gracilis* 'Blonde Ambition'  
Blonde Ambition Blue Grama Grass



*Dudleya greenei* 'White Sprite'  
White Sprite Dudleya



*Dianella revoluta* 'Little Rev'  
Flax Lily



*Agave attenuata*  
Fox Tail Agave



*Furcraea foetida* 'Mediopicta'  
Furcraea



*Heuchera maxima*  
Island Alum Root



*Sansevieria trifasciata* 'Moon Shine'  
Silver Snake Plant



*Sansevieria trifasciata* 'Black Coral'  
Black Coral Snake Plant



*Trachelospermum jasminoides*  
Star Jasmine



*Ceanothus* 'Yankee Point'  
California Lilac



*Myoporum parvifolium* 'Putah Creek'  
Creeping Myoporum



*Pittosporum tenuifolium* 'Silver Sheen'  
Silver Sheen Kohuhu



*Westringia fruticosa*  
West Coast Rosemary



*Rosmarinus officinalis* 'Huntington Carpet'  
Huntington Carpet Rosemary



*Hardenbergia violacea* 'Happy Wanderer'  
Lilac Vine



*Bougainvillea glabra* 'Yani's Delight'  
Yani's Delight Bougainvillea



*Dischidia nummularia*  
String of Nickle



*Chlorophytum comosum*  
Spider Plant



*Spathiphyllum* 'Little Angel'  
Little Angel Peace Lily



*Codiaeum variegatum*  
Garden croton



*Dracaena marginata*  
Dragon Tree



*Parthenocissus tricuspidata*  
Boston Ivy



*Clematis armandii* 'Apple Blossom'  
Apple Blossom Clematis



*Jasminum polyanthum*  
White Jasmine



*Lonicera japonica*  
Japanese Honeysuckle

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Project No: 18011

Drawn By: YKD

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Sheet Name:

PLANT IMAGES

Sheet No:

LP-05

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